



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**Guide Price: £40,000**



Ref: 25013

**Land at High Street, Upwood, Ramsey,  
Huntingdon PE26 2QE**

- Block of amenity land/woodland
- Approximately 1.22 acres (0.49 hectare)
- For Sale by Private Treaty
- Vacant Possession on Completion





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### SITUATION

The land abuts High Street, in the village of Upwood, approximately 3 miles from Ramsey.

### DESCRIPTION

The land extends to 1.22 acres (0.49 hectare) (more or less) and currently comprises an established spinney with several mature trees, some of which are the subject of Tree Preservation Orders.

The land is registered with Land Registry under Title Number CB392635.

### METHOD OF SALE

The property is offered for sale as seen, by private treaty and offers are invited in excess of £40,000.

The seller reserves the right to conclude the sale process by means of Best and Final offers.

### POSSESSION

Vacant possession will be given on completion of the purchase.

### OVERAGE CLAUSE

The property is offered subject to an overage clause for any non agricultural/horticultural use for a period of 30 years from the date of completion. 40% of the uplifted value shall be due to the seller or their successors in the title.

### SERVICES

There are no services connected to the site.

### BOUNDARIES

The seller will not be bound to determine the ownership of the boundaries. The purchaser must satisfy themselves as to the ownership of the boundaries.

### RIGHTS & EASEMENTS

The land is offered subject to all existing rights, including rights of way, whether private or public, light, support, drainage, water and electricity supply and other rights, easements, quasi easements and all wayleaves, whether referred to or not in these particulars.

### VIEWINGS

Interested parties may view the land at any reasonable hour with a copy of these particulars to hand. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

What3Words: ///sectors.gong.restores

### FURTHER INFORMATION

If you have any queries, please call our Professional office on 01354 602030 and ask for Shirley or Jessica.

**PARTICULARS PREPARED** 13<sup>th</sup> February 2026

**PHOTOGRAPHS TAKEN** 9<sup>th</sup> February 2026





Title number **CB392635**  
Ordnance Survey map reference **TL2582NE**  
Scale **1:2500**  
Administrative area **Cambridgeshire :**  
**Huntingdonshire**

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**[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)**



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For Identification Only

**AMC**

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.